

1 BILL NO. R-86-02-06

2 DECLARATORY RESOLUTION NO. R-13-86

3 A DECLARATORY RESOLUTION designating
4 an "Economic Revitalization Area"
5 under I.C. 6-1.1-12.1 for property
6 commonly known as 3512 Cavalier Drive,
7 Fort Wayne, Indiana. (Donaldson-
Levasseur Partnership, Petitioner).

8 WHEREAS, Petitioner has duly filed its petition dated
9 January 7, 1986, to have the following described property
10 designated and declared an "Economic Revitalization Area" under
11 Division 6, Article II, Chapter 2 of the Municipal Code of the
12 City of Fort Wayne, Indiana, of 1974, as amended, and I.C. 6-1.1-
13 12.1, to-wit:

14 Lot Numbered 14 in Centennial Industrial
15 Park, Section III, as recorded in the
16 plat thereof in the Office of the Re-
17 corder of Allen County, Indiana;

18 said property more commonly known as 3512 Cavalier Drive, Fort
19 Wayne, Indiana;

20 WHEREAS, it appears that said petition should be pro-
21 cessed to final determination in accordance with the provisions
22 of said Division 6.

23 NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL
24 OF THE CITY OF FORT WAYNE, INDIANA:

25 SECTION 1. That, subject to the requirements of Section
26 4, below, the property hereinabove described is hereby designated
27 and declared an "Economic Revitalization Area" under I.C. 6-1.1-
28 12.1. Said designation shall begin upon the effective date of
29 the Confirming Resolution referred to in Section 3 of this Resolu-
30 tion and shall continue for one (1) year thereafter. Said desig-
31 nation shall terminate at the end of that one-year period.

32 SECTION 2. That upon adoption of this Resolution:

33 (a) Said Resolution shall be filed with the Allen
34 County Assessor;

- 2 (b) Said Resolution shall be referred to the Committee
3 on Finance and shall also be referred to the De-
4 partment of Economic Development requesting a re-
5 commendation from said department concerning the
6 advisability of designating the above designated
7 area an "Economic Revitalization Area";
8 (c) Common Council shall publish notice in accordance
9 with I.C. 5-3-1 of the adoption and substance of
10 this Resolution and setting this designation as an
11 "Economic Revitalization Area" for public hearing;
12 (d) If this Resolution involves an area that has al-
13 ready been designated an allocation area under
14 I.C. 36-7-14-39, then the Resolution shall be re-
15 ferred to the Fort Wayne Redevelopment Commission
16 and said designation as an "Economic Revitalization
17 Area" shall not be finally approved unless said
18 Commission adopts a resolution approving the peti-
19 tion.

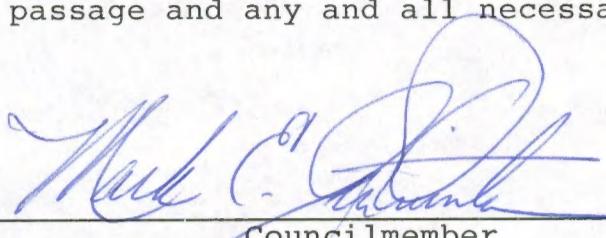
20 SECTION 3. That, said designation of the hereinabove
21 described property as an "Economic Revitalization Area" shall
22 only apply to a deduction of the assessed value of real estate.

23 SECTION 4. That this Resolution shall be subject to
24 being confirmed, modified and confirmed or rescinded after public
25 hearing and receipt by Common Council of the above described re-
26 commendations and resolution, if applicable.

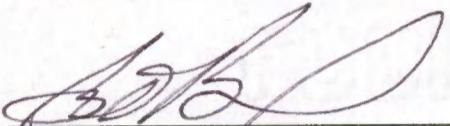
27 SECTION 5. That it is the preliminary intent of Common
28 Council to recommend a three (3) year deduction from the assessed
29 value of the real property. The length of the deduction will be
30 finally determined by Common Council, pursuant to I.C. 6-1.1-
31 12.1-3(b), after receipt of the owner's application from the
32 County Auditor.

1 Page Three

2 SECTION 6. That this Resolution shall be in full force
3 and effect from and after its passage and any and all necessary
4 approval by the Mayor.

5 
6 _____
7 Councilmember

8 APPROVED AS TO FORM
9 AND LEGALITY

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11 _____
12 Bruce O. Boxberger, City Attorney

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Read the first time in full and on motion by _____
seconded by _____, and duly adopted, read the second time
by title and referred to the Committee _____ (and the City
Plan Commission for recommendation) and Public Hearing to be held after
due legal notice, at the Council Chambers, City-County Building, Fort Wayne
Indiana, on _____, the _____ day of _____, 19_____, at _____ o'clock _____.M., E.S.T.

DATE: _____

SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by GiaQuinta,
seconded by Allen, and duly adopted, placed on its
passage. PASSED (Lose) by the following vote:

	AYES	NAYS	ABSTAINED	ABSENT	TO-WIT:
<u>TOTAL VOTES</u>	<u>9</u>	—	—	—	—
<u>BRADBURY</u>	—	—	—	—	—
<u>BURNS</u>	✓	—	—	—	—
<u>EISBART</u>	✓	—	—	—	—
<u>GiaQUINTA</u>	✓	—	—	—	—
<u>HENRY</u>	✓	—	—	—	—
<u>REDD</u>	✓	—	—	—	—
<u>SCHMIDT</u>	✓	—	—	—	—
<u>STIER</u>	✓	—	—	—	—
<u>TALARICO</u>	✓	—	—	—	—

DATE: 2-11-86

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort
Wayne, Indiana, as (ANNEXATION) (APPROPRIATION) (GENERAL)

(SPECIAL) (ZONING MAP) ORDINANCE (RESOLUTION) NO. Q-13-86
on the 11th day of February, 1986,

ATTEST:

Sandra E. Kennedy

(SEAL)

Samuel J. Talarico

SANDRA E. KENNEDY, CITY CLERK

PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana,
on the 13th day of February, 1986,
at the hour of 2:00 o'clock EST. M., E.S.T.

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 14th day of February,
1986, at the hour of 2:00 o'clock EST. M., E.S.T.

WIN MOSES, JR.
WIN MOSES, JR., MAYOR

RECEIVED

JAN 07 1986

APPLICATION FOR DESIGNATION
AS AN ECONOMIC REVITALIZATION AREA
-REAL ESTATE TAX ABATEMENT-

ECONOMIC
DEVELOPMENT

This application is to be completed and signed by the owner of the property where development or rehabilitation is to occur. The City of Fort Wayne, Indiana, reviews this application for designation as an "Economic Revitalization Area" in regards to its responsibility under Public Law 69, enacted by the General Assembly of the State of Indiana in 1977; and all subsequent amendments made by the General Assembly thereafter.

1. Applicant Donaldson-LeVasseur Partnership
2. Owner(s) Dwight H. Donaldson and Bruce A. LeVasseur
3. Address of Owner(s) 300 Stable Drive
Fort Wayne, Indiana 46856
4. Telephone Number of Owner(s): (219) 484-0466
5. Relationship of Applicant to Owner(s) if any same
6. Address of Applicant 300 Stable Drive
Fort Wayne, Indiana 46856
7. Telephone number of Applicant: (219) 484-0466
8. Address of Property Seeking Designation 3512 Cavalier
Drive, Fort Wayne, Indiana 46818
9. Legal Description of Property Proposed for Designation
(may be attached) Lot Numbered 14 in Centennial Industrial
Park, Section III, as recorded in the plat thereof in
the Office of the Recorder of Allen County, Indiana
10. Township Washington Township, Allen County, Indiana
11. Taxing District 80 Washington

12. Current Zoning M-2

13. Variance Granted (if any) None

14. Current Use of Property

a. How is property presently used? Unimproved real estate

b. What Structure(s) (if any) are on the property? None

b. What is the condition of this structure/these structures? N/A

15. Current Assessed Value of Real Estate \$7,300

a. Land \$7,300

b. Improvements -0-

16. Amount of Total Property Taxes Owed During the Immediate Past Year

\$568.89

17. Description of Proposed Improvements to the Real Estate

A 9,000 square foot two story building will be constructed on the real estate

18. Development Time Frame

a. When will physical aspects of development or rehabilitation begin?

Approximately January 15, 1986

b. When is completion expected? Four months after construction commences

19. Cost of Project (not including land costs) \$417,500

20. Permanent Jobs Resulting from Completed Project

a. How many permanent jobs will be employed at or in connection with the project after it is completed? see attached

b. What is the nature of those jobs? see attached

c. Anticipated time frame for reaching employment level stated above?

see attached

21. Additional municipal services necessitated by installation of new manufacturing equipment (e.g. enlargement of sewer, etc.) None

22. Undesirability for Normal Development

What evidence can be provided that the project property is located in an area "which has become undesirable for, or impossible of, normal development and occupancy because of a lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property"?

The project will be located within the City of Fort Wayne, Indiana, an area which has experienced high unemployment in recent years due to economic recession and the relocation of jobs from Fort Wayne to other portions of the country.

23. How will the proposed designation further the economic development objectives of the City of Fort Wayne? The proposed project will enable D&L Communications, Inc., lessee of the applicant, to increase the sales and service of its products which will necessitate its hiring approximately six additional employees and the increased economic activity will increase the tax base of the City of Fort Wayne.
24. Instrument Number of Commitments or Covenants Enforceably by the City of Fort Wayne or Allen County (if any). Provide brief description of same, or a copy thereof.

N/A

25. Zoning Restrictions

Will this project require a rezoning, variance, or approval before construction is initiated?

Yes _____

No X

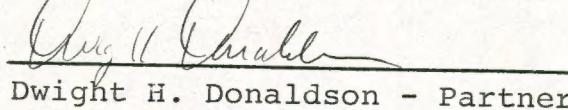
26. Financing on Project

What is the status of financing connected with this project? Lincoln National Bank and Trust Company has agreed to finance 80% of the cost of the construction of the building.

I hereby certify that the information and representation
on this Application are true and complete.



Signature (s) of Owners
Bruce A. LeVasseur - Partner



Dwight H. Donaldson - Partner

1-7-86

Date

1-7-86

Date

Information Below to be filled in by Department of Economic Development:

Date Application Received: _____

Date Application Forwarded to Law Dept: _____

Date of Legal Notice Publication: _____

Date of Public Hearing: _____

Approved or Denied? Date: _____

Allocation Area: _____

20. D&L Communications, Inc., lessee of the applicant, Donaldson-LeVasseur Partnership, currently has 22 full time employees and 2 part time employees.

Within six months after the completion of the project, D&L Communications, Inc. will hire one new office employee and one new salesman.

Within one year after the completion of the project, D&L Communications, Inc. will hire one new salesman and one new technician.

Within two years after the completion of the project, D&L Communications, Inc. will hire two new technicians.

Therefore, a total of six new employees will be hired by D&L Communications, Inc. within two years of the completion of the project.

The Project

The applicant is Donaldson-LeVasseur Partnership, an Indiana general partnership composed of two members, Dwight H. Donaldson and Bruce A. LeVasseur. The partnership's purpose is to own and manage real estate in Fort Wayne, Indiana. The partnership currently owns real estate at 300 Stable Drive, Fort Wayne, Indiana which is leased to D&L Communications, Inc., an Indiana corporation which sells and services communication products. The partnership has recently purchased real estate at 3512 Cavalier Drive, Fort Wayne, Indiana. The corporation is owned by Dwight H. Donaldson, Bruce A. LeVasseur, Richard R. Sterling and Robert J. Dannhausen.

The applicant desires to construct on the real estate located at Cavalier Drive a new building which will be leased to D&L Communications, Inc. The new building will be utilized to meet an increasing demand for the products and services of D&L Communications, Inc.

All employees involved in the foregoing enterprise are employees of D&L Communications, Inc. All new employees hired by reason of this project will be employees of D&L Communications, Inc.

7222

Admn. Appr. _____

DIGEST SHEET

Q-16-02-06

TITLE OF ORDINANCE Declaratory Resolution

DEPARTMENT REQUESTING ORDINANCE Economic Development

SYNOPSIS OF ORDINANCE A Declaratory Resolution designating an "Economic Revitalization Area" under I.C. 6-1.1-12.1 for property commonly known as 3512 Cavalier Drive, Fort Wayne, Indiana. (Donaldson-Levasseur Partnership, Petitioner).

EFFECT OF PASSAGE The proposed project will enable D & L Communications, Inc., lessee of the applicant, to increase the sales and service of its products which will necessitate its hiring approximately six additional employees and the increased economic activity will increase the tax base of the City of Fort Wayne.

EFFECT OF NON-PASSAGE Opposite of the above.

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) \$417,500.00

ASSIGNED TO COMMITTEE (PRESIDENT) _____

BILL NO. R-86-02-06

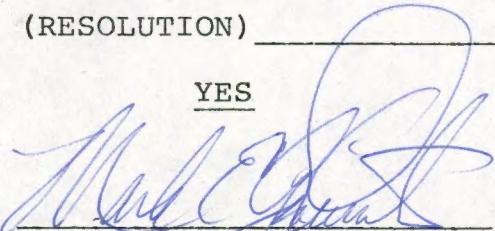
REPORT OF THE COMMITTEE ON FINANCE

WE, YOUR COMMITTEE ON FINANCE TO WHOM WAS
REFERRED AN (ORDINANCE) (RESOLUTION) designating an "Economic
Revitalization ARea" under I.C. 6-1.1-12.1 for property commonly
known as 3512 Cavalier Drive

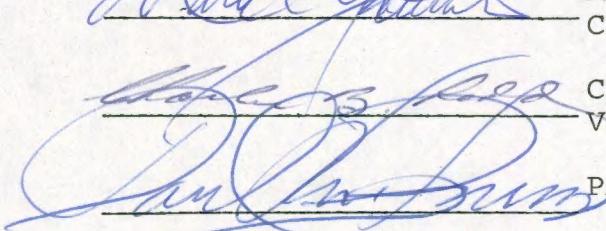
HAVE HAD SAID (ORDINANCE) (RESOLUTION) UNDER CONSIDERATION AND BEG
LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID (ORDINANCE)
(RESOLUTION)

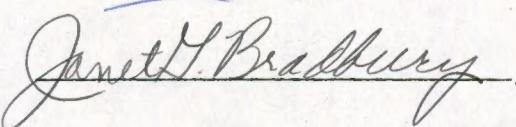
YES

NO


MARK E. GIAQUINTA
CHAIRMAN


CHARLES B. REDD
VICE CHAIRMAN


PAUL M. BURNS


JANET G. BRADBURY

JAMES S. STIER

CONCURRED IN 2-11-86

SANDRA E. KENNEDY
CITY CLERK